

Housing and Land Use

Housing

Vision...

Increase the neighborhood's housing stock with a wide range of affordability. Achieve this in a way that integrates and stabilizes the current population, respects neighborhood character and serves as a catalyst for the rest of planning objectives. This will result in a thriving, integrated community that takes a stewardship role in the neighborhood.

Acknowledge the contributions to the character and history for Belltown by artists. Create a plan to preserve artist housing and create more in the future.

Population and Housing Characteristics

The Denny Regrade is an area that has seen rapid population and housing growth since 1990. In 1990, the population of the urban village was 4,106 people. Assuming the average household size has remained the same, the 1997 population estimate is 6,968. This represents a 70% population increase in 7 years.

The neighborhood continues to be made up predominately of single person and small, non-family households. The average size of Denny Regrade households is 1.24 people, compared with an average household of 2.09 people in the rest of Seattle, and 1.26 persons in the Downtown Urban Center. Single-person households make up 80% of all households and those with two or more unrelated people are 8% of the total. Families represent only 13% of the neighborhood's households.

Approximately 3% of neighborhood residents live in some type of group quarters, the majority in emergency shelters. This compares with

9% in the balance of the City, and 31% in the Downtown Urban Center.

The majority of housing units were built either before 1940 or after 1989. In 1990, 42% of the units in the neighborhood were built before 1940, and only 13% were built between 1985 and 1990. With the addition of the units built since 1989, 26% of the units are pre-1940 and 43% were built in 1989 or later.

Most units are small (82% are SROs, studios, and one bedrooms) and are located in large buildings of 50 units or more. In the remainder of the City nearly the reverse is true, with 67% of the housing units having two or more bedrooms. Ninety-eight per cent (98%) of all housing units (rental and ownership) in the Denny Regrade neighborhood are multi-family buildings.

The majority of new units built since 1989 have been market rate rental units. The same is true for the majority of new units under construction or planned. An additional 799 units are under construction. Of those 53% will be market rate rental units and the balance, market rate condominiums. In addition, 1,200 to 2,500 units are either in the planning or permitting stages. The majority of these units will also be rental units, nearly all of which will rent at market rates.

Vacant units are not a problem in the neighborhood, nor is overcrowding.

Housing Affordability

Average market rate rents for older, small units are affordable for households earning 50% and 60% of the median income. Average rents for new studio units are still affordable below 80% of median income, but newer one and two bedroom units require 80% and more than 120% of median income respectively.

Forty-seven (47%) of the rental housing (2,097 units), in the neighborhood is subsidized, with rents limited by local, state, or federal contracts to levels which are affordable to households with incomes

less than 80% of the median. This compares with 69% in the CBD/Pike Market area, 74% in the Denny Triangle, 64% in the International District, and 82% in Pioneer Square.

Sixty-seven percent (67%) of the rental housing in the Denny Regrade is affordable to households earning less than 50% of median income, 15% is affordable to those earning between 50% and 80% the median, and 16% is affordable to those with 81% to 120% of the median. At least 120% of the median income is required to afford 2% of the neighborhood housing units.

In the Denny Regrade, vacancy rates are, generally, higher in newer units (over 5%) than in older units (3% to 4%). Vacancy rate is a measure of housing availability. When demand for, and supply of, units is in approximate balance, the vacancy rate will be about 5%. Higher vacancy rates are indicative of an "over built" housing market and lower rates occur when the market is tight. A tight market is characterized by low turnover of units and/or units being for rent for a very short period of time.

Ownership units in the Denny Regrade represents 58% of all ownership housing in the Downtown Urban Center. The majority (59%) of this housing is affordable to those with 120%, or more, of the median income. Thirteen percent (13%) of ownership units are affordable to households with 50% to 80% of median income, and 30% are affordable to households with 81% to 120% of median income.



Housing types in the Denny Regrade vary from traditional brick "walk-ups" to high-rise towers with commercial ground floor space. Most of the new housing in the neighborhood has been four to six story wood frame construction on a concrete first-floor base.

Denny Regrade Housing Objectives and Strategies

Housing Preservation

Purpose of Housing Strategies

- Prevent displacement of low- and moderate-income residents.
- Preserve the existing subsidized housing stock.
- Preserve the older buildings (typically these units are more affordable).
- Preserve and enhance the residential character of the neighborhood.
- Preserve the affordability of the currently affordable, unsubsidized rental housing stock.

Strategies

Objective: To increase funding for the preservation of existing, affordable housing

Background

The City currently makes available \$10 million each year for the creation (through acquisition/rehabilitation or new construction) of rental housing affordable to those with less than 50% of the median income. Similarly, there is about \$1.5 million each year to assist homebuyers with incomes of less than 80% of the median income.

City funding is from a variety of sources. They include the federal Community Development Block Grant (CDBG) and HOME Programs, and local funds sources such as the Seattle Housing Levy, Growth Related Housing Fund, and bond funds. The amounts of federal funds are set by formula. The majority of local funds are provided by the Seattle Housing Levy. The most recent levy was

approved by City voters in 1995 and will provide a total of \$59.2 million between 1996 and 2002.

Federal funding for housing is determined by the Congressional budget process. In recent years, the amounts have been cut, rather than increased. Given the recent passage of the housing levy, it is unlikely that the City can generate a significant amount of new local funding solely for housing. However, the City intends to raise funds to address capital needs identified through the neighborhood planning process. If housing is a high priority capital need within a neighborhood, additional funding might be raised through the neighborhood bond issue.

Recommendation: Encourage the development of additional resources for the preservation of existing affordable housing. Consider including housing as a use of funds from the neighborhood bond issue.

Objective: To help prevent the loss of the older buildings in the neighborhood and to help maintain the affordability of older units

Background

The Housing Bonus Program requires that the housing purchased with funds from the sale of bonus credits have a 20-year economic life. For older properties, this typically requires moderate to substantial rehabilitation. The funding for both acquisition and rehabilitation of the property must be identified before the Bonus transaction is approved. Due to the



competitive nature of public funds and the timing of their availability, maintaining site control for the time required to secure financing for both acquisition and rehabilitation may not be possible. In addition, the condition of some buildings may be such that rehabilitation is not be needed for 3 to 5 years after acquisition.

Nonprofit organizations are the typical purchasers of Bonus-supported housing. If the following recommendation is implemented, purchasers would need to evaluate the existing condition of properties and the risk of acquiring a property needing rehabilitation, without an identified source of rehabilitation financing. Buildings with significant rehabilitation needs would likely not be candidates for acquisition through this mechanism.

Recommendation: Recognize preservation of existing, unsubsidized, affordable housing (without rehabilitation) as a bonusable item. Revise the Housing Bonus Program to allow funds from the sale of bonus credits to be used for nonprofit acquisition, without rehabilitation, of buildings with units affordable up to 80% of the median.

Objective: To increase the amount of housing preservation achieved through the Bonus and Transfer of Development Rights (TDR) Programs

Background

The Land Use Committee of the Downtown Urban Center Planning Group (DUCPG) has focused on modifications to the Bonus and TDR Program as a way to address housing needs throughout the five downtown neighborhoods. The Committee has developed a series of recommendations with the goal of making the creation of low- and moderate-income housing the highest priority under the two programs.

(See attached summary of DUCPG Land Use Committee recommendations.)

Recommendation: Support the DUCPG recommendations related to changes in the Bonus and TDR Program which 1) provide increased housing preservation options, 2) promote affordability for households with incomes between 50% and 80% of median income, and 3) simplify the programs.

Objective: Provide an opportunity for owners of existing affordable rental housing to obtain financing to make property improvements without having to raise rents.

Background

In the recent past, the City has had housing programs which provided funding for private owners of rental housing to obtain low-interest financing for property repairs, particularly code repairs. The purpose of the programs was to improve the housing stock, and upgrade living conditions for low- and moderate-income residents without major rent increases. In one program, for example, owners receiving rehabilitation assistance agreed to control rents for seven years. City funds were required to be matched by for-profit owners and nonprofits could borrow the full cost of repairs up to \$6,000 per unit.

The City, using federal funds, has historically (for over 20 years) offered this type of program. There are private owners of buildings where the residents are predominately low- and moderate-income who would be willing to accept the City loan terms and short term rent control requirements for the financing, and who are interested in maintaining affordable rents.

While this type of program does not create the long-term affordability resulting from the purchase of properties by non-profit organizations, it (1) helps to maintain the housing stock, (2) maintains affordability for

the short-term (five to ten years, depending on the program design) which is a significant benefit to the existing residents, 3) is much less expensive than the purchase and rehabilitation of a property, and 4) can forestall the sale and conversion of a property if the owner has an alternative that allows for keeping the property and making improvements.

Such a program should never replace those which assist with acquisition by non-profits. It should simply be another tool for addressing the preservation of properties and affordability.

Objectives: To create a forum for the on-going monitoring of the housing issue as the market changes over time.

To maintain information on properties for sale or potentially for sale.

To help nonprofit agencies identify local property owners who might be willing to enter into a first-right-of-refusal agreement for sale of their properties.

To research and report to the community on housing issues related to specific sites where neighborhood input is appropriate.

Background

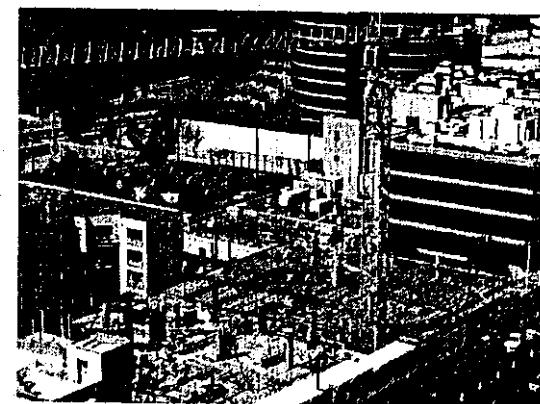
The City will be responsible for implementation of many aspects of the neighborhood plan. However, it will also take ongoing involvement by the neighborhood if the goals of the plan are to be achieved. This is particularly true for the housing goals, since the City has limited influence on the housing market.

Recommendation: Create a standing housing subcommittee of the neighborhood organization which will oversee implementation of the neighborhood plan. This is an idea which can be implemented without City approval if there are residents with the energy to implement it. It is a way for the neighborhood to have an ongoing role in the implementation of the housing strategies of the neighborhood plan.

Housing Production

Purpose of Housing Strategies

- Support housing development to achieve the 20-year (1994-2014) goal of 6,825 new units in the Denny Regrade. (165 units have been constructed since 1994 and 799 units are under construction.)
- Provide diversity of housing choice through development of both new rental and ownership housing.
- Support development of new subsidized rental housing units.
- Support development of artist's housing, particularly for low-income artists.



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Strategies

Objective: To increase funding for the construction of new affordable housing

Background: (See background under preservation goals, page.)

Recommendation: Encourage the development of additional resources for the construction of new affordable housing. Consider including housing as a use of funds from the neighborhood bond issue.

Objective: Improve the effectiveness of the land use code requirement that at least 10% of units in newly constructed buildings of more than 20 units be provided and maintained as affordable housing (affordable to households with up 150% of the median income).

Background

This requirement is viewed as having a very modest affect on affordability of housing. The units that are created in response to the requirement are the smaller and less desirable units in a building. As such, they are likely to remain relatively affordable over time.

The requirement is considered primarily a "paper hurdle" in the development approval process. However, any stronger requirement or a reduction in the affordability requirement, would likely not withstand legal challenges. The Washington State Supreme Court is a strong "property rights" court and many City attempts to create affordability through development regulations have been struck down over the years.

The program is somewhat more effective in providing affordable units for homeownership than for rental. It could be made more effective for lower income buyers if it worked in conjunction with a first-time homebuyer assistance program. It is also easier, legally, to institute stronger affordability requirements for homeownership units than for

rental units. (Any attempt to require a reduction or maintenance of rents below the market rate is viewed as rent control which is illegal in Washington.)

Recommendation: Develop a program of first-time homebuyer assistance for use in conjunction with the inclusionary requirement for 10% affordable units. Target the assistance and the requirement to lower income homebuyers (i.e. 65% to 80% of median income.)

Objective: To increase the amount of housing production achieved through the Bonus and Transfer of Development Rights (TDR) Program

Background: (See background under preservation strategies, page.)

Recommendation: Support the DUCPG recommendations related to changes in the Bonus and TDR Program which 1) increase housing development, 2) promote affordability for households with incomes between 50% and 80% of median income, and 3) simplify the programs.

Objective: Provide opportunities for artists to live and work in the Denny Regrade

Background

Research was conducted to determine if land use, building code, or other similar impediments exist which prevent rehabilitation of existing buildings, or new construction, for affordable live/work space for artists. (Note: Live/work space for artists is not the same as lofts or generic live/work units. Artist's live/work space is intended to accommodate practicing artists who earn some or all of their living from their art.)

There are no land use or building code issues which are unique to artist's live/work space. Such units are considered residential under the land use code. Rehabilitation or new construction of these units must meet the same building codes as other properties.

Artists currently living in "affordable" spaces may well be living in buildings which do not meet current seismic or fire and life safety codes. When older buildings are rehabilitated, they must be brought up to such codes. These expenses, particularly the costs of seismic improvements, can result in significantly higher rents, but as health and life safety improvements, cannot, and should not, be waived.

The primary factor driving the cost of new artist live/work spaces is the amount of space needed for each unit, 850 - 1,000 square feet. It is also a unique product in the housing market which mainstream housing developers are not likely to produce without an incentive.

Recommendation: Provide an incentive for development of new artist live/work space by allowing it as a commercial use in the ground floor spaces of properties where ground floor commercial use is required.

Objective: Address the parking need created by both growth and the elimination of parking lots through redevelopment

Background

If new construction projects were allowed to provide more parking than is required for their use and "share" the parking with other uses, it could address the parking needs being created by neighborhood growth which often eliminates surface parking lots.

The land use code currently limits the amount of parking which can be built to only that needed by the uses in the structure. It allows for parking requirements to be reduced when uses share parking. Shared parking is only allowed between uses which are no more than 800'

apart. This is the distance that previous studies have suggested is the maximum distance a person will walk to a parking space.

The following recommendation expands the shared parking concept. Since there is no residential parking requirement for new development in the Denny Regrade, the reduction of parking through sharing is not relevant. However, since many new residential structures are being built with on-site parking, there might be an opportunity to create additional spaces which could be shared with existing uses (i.e. existing residential buildings which have no parking). The distance between shared uses could be expanded, or eliminated, to allow for sharing throughout the entire neighborhood.

The City's *Draft Transportation Strategic Plan* is available for public review. It proposes consideration of allowing more parking than is required by the uses in a building. The *Plan* does not address the issue of distance between shared parking uses.

Recommendation: Allow developers to build more parking than is required by their development and expand the allowed distances between uses sharing parking.

Objective: Strengthen the residential character of the neighborhood and increase funding for street parks

Background

The land use code requires newly constructed buildings of 20 units or more to provide common recreation area space equivalent to 5% of the total gross residential square footage. There are limitations on the maximum and minimum size of spaces, and on the amount of the space that can be covered. For properties abutting a street park, 50% of the requirement can be met by participation in the development of the street park.

The common recreation area requirement generally results in the development of a large roof garden. The space is infrequently unused

by building residents and it provides no benefit to the neighborhood at large. Additional costs are incurred for reinforcing the roof, providing elevator (handicapped) access, and adding additional stairways (fire exit requirements). Modification of the requirement could somewhat reduce the cost of producing housing and could provide additional funds for the development of street parks.

Recommendation: Allow any property developer to meet 50% of the common recreation area requirements by participating in development of a street park, regardless of the location of the property in relation to street park sites.

Housing Affordability

Each of the five downtown neighborhoods was asked to establish affordability goals for the additional housing to be developed by 2014. An additional 6,600 are planned for the Denny Regrade, resulting in a total of 12,617 units by 2014. The neighborhood's primary goal is to maintain a mix of housing affordable across a range of incomes. The

specific affordability goal is to have one-third of the neighborhood housing affordable to each of the following income groups:

- households with incomes below 50% of the area median
- households with incomes between 50% and 80% of the area median
- households with incomes over 80% of the median income

The following table illustrates the affordability of current units and the number of units which the neighborhood desires to have developed in each affordability category.

Denny Regrade Housing Affordability Options					
<i>Affordability Category</i>	<50%	50% - 80%	81% - 120%	120%+	Total
<i>Current Units</i>	3,004	870	1,147	936	5,957
<i>% Total</i>	50%	15%	19%	16%	100%
<i>Units to Add by 2014</i>					6,600
<i>Affordability Category</i>	<50%	50%-80%	80%+		
<i>Total Units in 2014</i>	4,206	4,206	4,206	4,205	12,617
<i>% Total</i>	33%	33%	33%		

Source: Pacific Development Concepts

Purpose of Housing Strategies

- Improve affordability in newly constructed housing for both renters and owners.
- Increase the supply of subsidized housing through 1) acquisition and/or rehabilitation or 2) new construction by nonprofit housing agencies.
- Maintain the current mix of housing affordability in the neighborhood.
- ✓ Support “experimentation” (efforts to develop new, unique, or untested housing types, configurations, etc.) when those efforts are intended to positively impact affordability.
- Increase the supply of low- and moderate-income housing affordable to households earning between 0% and 80% of the median income.
- Support development of housing for special needs groups.

Strategies

Many of the strategies listed under preservation and production of housing also address affordability objectives, as do the following.

Objective: Maintain the affordability of existing federally subsidized housing

Background

The Section 8 Programs provide rent subsidies, either to individual low-income households, or to building owners to help reduce operating costs, thus reducing rents. Because of the high cost of the Program, the federal government has been unwilling to commit to refunding rental assistance contracts. If contracts are renewed, they are renewed for one

year rather than for 5 years, as in the past. The potential exists for program funding to be totally eliminated.

There are four properties in the Denny Regrade with rental assistance contracts. They are the Bay View Tower (nonprofit owner, expiration in 2008), the Scargo (nonprofit owner, expiration 1999), Security House (nonprofit owner, expiration 1998), and Sunset House (nonprofit owner, 2001 expiration).

The amount of funding required to sustain the Section 8 subsidies goes well beyond what can be provided by the City or State. It is imperative that the federal government commitment be maintained.

Recommendation: Support all efforts to maintain federal funding for the Section 8 Rental Assistance Programs. In addition to government entities, organizations such as the Downtown Seattle Association should be solicited to lobby for continued funding. (The Executive Director of DSA has indicated an interest in supporting lobbying efforts.)

Objective: To help achieve affordability of new or redeveloped vacant housing units.

Background

In 1995, the State legislature passed a law allowing a 10-year property tax exemption for new multi-family units (newly constructed or redeveloped units vacant for more than a year) located in areas designated as urban centers. The purpose of the legislation was to help cities encourage development in urban centers where there are insufficient residential opportunities. Only cities of 150,000 (Seattle, Tacoma, Spokane) or more population are eligible to implement the program. There are no rent requirements related to the program, however, the City can establish public benefit requirements such as design review, affordability controls, or other requirements. Only the “improvement portion” of the property tax will be abated for the 10-year period.

The City is currently proposing a pilot project to offer the exemption in low-and moderate-income neighborhoods with little recent development in order to attract new multi-family development. The Denny Regrade neighborhood is not on the list of neighborhoods under consideration for the program. The International District and Pioneer Square are included.

While there are a significant number of new units being developed in the Denny Regrade, affordability is an issue. There may be sufficient housing opportunities overall in the neighborhood, however, there are insufficient housing opportunities for households with incomes between 50% and 80% of the median income.

Recommendation: Include the Denny Regrade neighborhood in those neighborhoods eligible for the 10-year tax abatement program, and add the public benefit criteria that the housing be affordable to households with incomes between 50% and 80% of the median income.

Objective: Help to maintain the affordability of currently affordable units in older buildings

Background

Seattle City Light (SCL) currently offers utility cost reductions to individual low-income households. The program serves households in units which are individually metered for electricity. Many of the older buildings with units affordable to low- and moderate-income households (both subsidized and unsubsidized) are not individually metered. A program which would provide the same cost reduction on a building basis, with a subsequent reduction in rents, would help maintain affordable rents.

Recommendation: Modify the Seattle City Light (SCL) program which reduces utility costs for low-income households so that it can be used for buildings which are not separately metered, but which house low-income people. Have other city utilities explore provision of similar programs.

Objectives: Obtain control of sites for housing before land costs increase further

Potentially preserve scale and character of the neighborhood by foreclosing the opportunity for land assembly around a mid-block site and the demolition of existing buildings

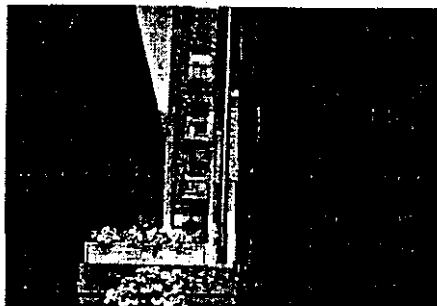
Provide a resource to assist nonprofit developers to develop new affordable housing in the neighborhood

Background

When for-profit housing developers were interviewed about future development options, they said they would attempt to develop on sites on the eastern edge of the neighborhood or in the Denny Triangle, before attempting development of the mid-block sites on First, Second, and Third Avenues (unless those sites were assembled with corner sites). The mid-block sites with their two "blank" walls and parking access issues are not attractive. Nonprofit developers, on the other hand, would be interested in those sites for new construction, but cannot afford the land.

If the City could purchase the land, then sell or lease it to nonprofits. It would provide a resource for affordable housing development.

Recommendation: Recommend that the City develop a landbanking program and focus on the mid-block sites in the Denny Regrade.



Denny Regrade Urban Center Village
Draft Neighborhood Plan

Land Use

Vision...

Work to achieve a desirable balance between future residential and business development. Promote a safe neighborhood environment to encourage day/night and weekend pedestrian oriented activity. Promote human scaled architecture, particularly ground level retail uses. Develop public/private investment strategies to attract and support the type of development desired to meet growth targets. Increase neighborhood businesses and encourage businesses to provide jobs for residents and to attract visitors for a healthy business climate.

Objectives: Increase live/work spaces in the Denny Regrade Neighborhood.

Increase the amount of pedestrian activity by eliminating "dead spots" of street level activity.

Background

The Housing/Land Use Committee considered the concept of increasing the number of streets on which commercial uses are required on the ground floor, and allow live/work units to be considered as commercial use. The goal was to increase live/work space.

It should be noted that the Design Review Program for both commercial and residential new construction is going to be extended to all Downtown neighborhoods. (Currently Design Review is required for downtown commercial buildings, but not residential properties.) The design review process is the vehicle for developers to obtain departures from development code requirements. In the Cascade neighborhood, a developer was able to get a reduction in the amount of required street level commercial use. Commercial uses were developed at each corner of the building, but the intermediate spaces were developed as live/work units.

The Housing/Land Use Committee recommended that live/work space be considered as commercial where Street Level Uses are required, but felt that the expansion of the area needed to be discussed as a land use matter related to issues other than live/work housing. (See Housing recommendations)

Another goal relating to Street Level Uses is to increase the amount of pedestrian activity by eliminating "dead spots" of street level activity. These "dead spots" result from building design where blank walls or parking structures face the street at the ground floor level!

First Avenue



Recommendation: Expand the area where Street Level Uses (retail and service uses) are required. Currently, Street Level Uses are required on 1st and 3rd Avenues from Cedar Street to Stewart Street, and on portions Cedar Street, 4th and 5th Avenues in the Five Corners area.

Alternative 1: Expand the area to include Western Avenue, 2nd Avenue, 4th Avenue and 5th Avenue. Extend the area from Cedar Street to Denny Way.

Alternative 2: Expand the area to include 2nd Avenue between Cedar Street and Virginia Street and all of the east-west streets between 1st Avenue and 3rd Avenue, with a recommendation that design review encourage live/work space on the streets, especially near the alleys.

Recommendation: Ensure, through design review, that street frontages where Street Level Uses are not required, be designed in a manner that enhances the pedestrian environment. This may be accomplished through setbacks and extensive landscaping, public art, or similar means. Parking within a parking structure shall not be visible from ground level except through entrances and exits.

Objective: Provide space opportunities for artists and start-up business through the temporary use of vacant “transitional” buildings

Background

This occurred, briefly, in the buildings along 2nd Avenue south of Lenora Street, while the developer was processing plans for a new mixed-use development. There are a number of vacant buildings that would be suitable for this use, and, in addition to providing temporary space, the concept may be a good “incubator” for artist who have ideas but no affordable space to try them out.

Recommendation: Develop a program that provides incentives for owners of vacant commercial buildings who permit the use of the buildings for various art-related uses at reasonable cost. Part of this program could include outreach to artists when a willing building owner is found.

Objective: Prevent the further net loss of parking, and provide additional parking in the neighborhood while enhancing street level activities and aesthetics.

Background

Currently, principle use parking (both surface and structure) is not allowed in the Regrade. As the parking lots are developed, there is a net loss in parking. The primary objection to principle use parking structures is the street frontage. By requiring live/work space or community uses on the ground floor, that problem is eliminated. There is an example of this type of building on south of Virginia Street between 3rd and 4th Avenues, where Osborne & Ulland and Bergman Luggage used to be.

Recommendation: Allow public or private principle use parking structures in the Denny Regrade provided that the first floor be occupied by artists live/work housing or community uses.

Objective: Maintain the availability of parking in the neighborhood for Regrade businesses and residents.

Background

Currently it appears that people who work in the Downtown Core park in Regrade parking lots and either walk or bus to their jobs. Parking is considerably cheaper in the Regrade than in the Core. Consequently, less spaces are available for Regrade business customers.

Recommendation: Encourage the DRBA to work with the operators of surface parking lots to limit the number of spaces that are available for all-day parking.

Objective: Encourage the recognition of Regrade alleys as viable pedestrian and bicycle routes and business access points, while maintaining their function for service access.

Background

There is a good example of this on the southwest corner of Blanchard and 5th where a residential building has windows and balconies on the alley side of the building. This promotes many of the alley goals of the neighborhood including aesthetics, use and safety.

Recommendation: Amend Design Guidelines to encourage that uses “turn the corner” at the alleys

Objective: Preserve and enhance the intended residential character of the Regrade by limiting the amount of non-site related commercial advertising in the neighborhood.

Background

It is estimated that there are currently 35 to 40 billboards in the Denny Regrade Neighborhood. Denny Regrade is designated primarily as a residential neighborhood and billboards, therefore, are an inappropriate use.

Recommendation: Prohibit new billboards, and reduce the number of existing billboards through attrition, in the Denny Regrade neighborhood. This prohibition is not intended to prohibit murals that are painted on building walls.

Objective: Preserve and enhance the mixed use/residential architectural character of Belltown.

Background

The Denny Regrade is rapidly changing. The historic scale of the neighborhood is made up of one and two story commercial buildings and three and four story brick residential structures. While most of these buildings are not “historic” per se, they nonetheless define the character of Belltown. Without careful planning, innovative design, and design review, this character will be lost.

Recommendation: Increase neighborhood involvement in design review and development review.

Recommendation: Facilitate the development of Belltown Neighborhood Design Guidelines

Recommendation: Work with Historic Seattle regarding the viability of protecting historic or icon buildings.

Recommendation: Establish Conservation or Community Heritage District in the Denny Regrade.



The scale of the Belltown neighborhood is rapidly changing. Innovative design guidelines are needed to preserve this character while, at the same time, encouraging appropriate development.

Historic or Icon Buildings

Buildings already landmarked:

1. Austin A Bell
2. Oregon
3. New Pacific
4. Hull (A-1 Laundry)
5. Moore Theatre
6. Barnes Building (Odd Fellows Hall)

Buildings to protect:

1. Terminal Sales
2. Oxford
3. Lebuzznik
4. Josephinum
5. Terminal Sales Annex
6. Securities
7. Griffin
8. Facade of Bethell Temple
9. Lewiston
10. Scargo
11. Kasota
12. Castle
13. Humphrey
14. Rivoli
15. Dorothy Day House
16. Davenport
17. Devonshire
18. Windham
19. Comeillus
20. 2700 4th
21. Watermark
22. MGM Building(2nd&Battery)
23. 66 Bell

24. 81 Vine St
25. P Patch Cottages
26. Factory Houses on Western
27. 2715 Western
28. Centennial Building(4th&Stewart)
29. Donald Apartments
30. 5th&Blanchard Apartments
31. Wm Daniels Apartments
32. Stonecliff
33. Fleming
34. Fire Station No 2
35. Charlesgate
36. ranklin
37. Adams Apartments
38. Edwards on Fifth
39. Sheridan Apartments
40. El Ray
41. Two Downtown Building
42. Marshall Building
43. Haddon Hall
44. Grange Headquarters
45. Lexington & Concord
46. Payless Drug Building (3rd& Vine)
47. Old PI Building
48. Grovsenor House
49. Egbert/Apex Coop